MINUTES OF THE JONESTOWN PLANNING AND ZONING COMMISSON REGULAR MEETING HELD JULY 21, 2010 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS

A. ITEMS OPENING MEETING

1. CALL TO ORDER   CHAIRMAN YOST

Chairman Yost called the meeting to order at 7:30 p.m.

2. ROLL CALL   SECRETARY

The following members were present: Larry Oaks, Robert Donnelly, Chairman Alan Yost and Gary Mermelstein. Alternate Donna Jo Priem arrived at 7:38 PM. Vice Chairman David Nelsen was absent. A quorum was present.

3. APPROVAL OF MINUTES
Regular Meeting June 16, 2010

Commissioner Mermelstein made a motion to approve the minutes of the June 16, 2010 meeting. Commissioner Donnelly seconded the motion, which carried unanimously.

B. CITIZENS COMMUNICATIONS

There were no citizen communications.

C. GENERAL BUSINESS AND ACTION ITEMS.

1. a. Public hearing of the following requests by Seth Hudson:

    (1.) conditional use permit request in accordance with Chapter 14: Zoning Code, Sec. 14.02.073 (d) (1) Conditional Uses, of the City of Jonestown Code of Ordinances, for alcoholic beverage sales, on premises in a B-2 district at 18653 FM 1431, Jonestown, Texas;

    (2.) a zoning change from R-1 to B-2 for the property located at 18315 Park Dr.; and

    (3.) a site development request for the property located at 18315 Park Dr.

    Chairman Yost called on the applicant, Seth Hudson, to explain the reasons for the requests. Mr. Hudson stated that he would like to remodel the building at the location which would include a new kitchen area and seating for customers, as well as bringing the building up to meet current building codes. He anticipates more "to go" and delivery customers based upon his previous location experience. Mr. Hudson desires to sell imported and domestic wine and beer, in the future expanding to off-premise sale of the beverages. Zoning and site development for parking for the property on Park Drive are necessary to meet the requirements established in the zoning code. Mr. Hudson further stated that the property on Park Drive is the location of the septic field for the structure. No one else present spoke on issue.

Commissioner Donnelly made a motion to close the public hearing. Commissioner Oaks second the motion, which carried unanimously.

b. Discussion and possible action on recommendation to City Council on the above request.

Commissioner Donnelly made a motion to recommend to City Council the approval of a request by Seth Hudson for:

(1.) conditional use permit request in accordance with Chapter 14: Zoning Code, Sec. 14.02.073 (d) (1) Conditional Uses, of the City of Jonestown Code of Ordinances, for alcoholic beverage sales, on premises in a B-2 district at 18653 FM 1431, Jonestown, Texas;

(2.) a zoning change from R-1 to B-2 for the property located at 18315 Park Dr.; and

(3.) a site development request for the property located at 18315 Park Dr.

Commissioner Oaks seconded the motion, which carried unanimously.

D. WORK SESSION.

1. Review and discussion of the 2009 UT Engineering student projects depicting future land use scenarios for the City.

Discussion among the Commission included key concepts of the plans from Chairman Yost and Commissioner Mermelstein that should be considered for updating the current master plan. The Commission is in agreement that the Jones Brothers Park is a key component that draws people from outside the community. The Commission stated the desire to have a joint meeting with the Parks and Recreation Board as well as the Parks Director Lina Wintz, to further discuss improvements to and connectivity of all the parks. Other items to be discussed at the next meeting are the protocols TXDOT has for improvement projects along FM 1431 regarding the addition of cross walks, and medians and other improvement that would make the central business area more pedestrian friendly

E. ADJOURNMENT

Chairman Yost adjourned the meeting at 9:12 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON AUGUST 25, 2010.

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Alan Yost, Chairman

ATTEST:

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Marilee Pfannstiel, Assistant City Secretary